

013.0

0008

0004.0

Map

Block

Lot

1 of 1  
CARD

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

929,700 / 929,700

USE VALUE:

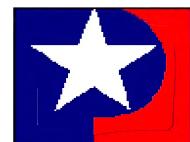
929,700 / 929,700

ASSESSED:

929,700 / 929,700

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY



No	Alt No	Direction/Street/City
23-25		BURCH ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1:	GONDOLFE JOSEPH M & PATRICIA A
Owner 2:	
Owner 3:	

Street 1: 28642 SHARON LOUISE

Street 2: HIGH MEADOW RANCH

Twn/City: MAGNOLIA

St/Prov: TX Cntry Own Occ: N

Postal: 77355 Type:

## PREVIOUS OWNER

Owner 1: GIOIOSA JOSEPHINE F/ETAL -

Owner 2: GONDOLFE JOSEPH M -

Street 1: 579 HEMENWAY STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Wood Shingle Exterior and 2548 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct	
104	4950.000	469,800	5,100	454,800	929,700					10712	
Total Card	0.114	469,800	5,100	454,800	929,700		Entered Lot Size			GIS Ref	
Total Parcel	0.114	469,800	5,100	454,800	929,700		Total Land:			GIS Ref	
Source:	Market Adj Cost	Total Value per SQ unit /Card: 364.87			/Parcel: 364.87		Land Unit Type:			Insp Date	

PREVIOUS ASSESSMENT								Parcel ID		Notes	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Date		
2022	104	FV	469,800	5100	4,950.	454,800	929,700		Year end	12/23/2021	
2021	104	FV	448,000	5100	4,950.	454,800	907,900		Year End Roll	12/10/2020	
2020	104	FV	448,100	5100	4,950.	454,800	908,000	908,000	Year End Roll	12/18/2019	
2019	104	FV	345,500	5100	4,950.	483,200	833,800	833,800	Year End Roll	1/3/2019	
2018	104	FV	345,500	5100	4,950.	352,500	703,100	703,100	Year End Roll	12/20/2017	
2017	104	FV	323,600	5100	4,950.	307,000	635,700	635,700	Year End Roll	1/3/2017	
2016	104	FV	323,600	5100	4,950.	261,500	590,200	590,200	Year End	1/4/2016	
2015	104	FV	287,400	5100	4,950.	255,800	548,300	548,300	Year End Roll	12/11/2014	

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GIOIOSA JOSEPHI	1187-72		11/28/2012	Family	285,000	No	No		
GIOIOSA JOSEPHI	1187-729		5/12/1998	Family		1	No	No	Concetta Gondolfe dod 09/25/2008

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
4/19/2017	429	Porch	64,000	C				REPLACE REAR PORCH	6/13/2013	Measured	JBS	JOHN S					
9/15/2016	1124	Siding	18,250	C				replace damaged shi	5/16/2013	Info Fm Prmt	EMK	Ellen K					
1/16/2013	72	Manual	17,750	C					5/16/2013	Info Fm Prmt	EMK	Ellen K					
1/16/2013	71	Redo Kit	17,750	C					2/18/2009	Meas/Inspect	163	PATRIOT					
									10/27/1999	Inspected	267	PATRIOT					
									9/28/1999	Mailer Sent							
									9/28/1999	Measured	163	PATRIOT					
									7/1/1991		PM	Peter M					

Sign: VERIFICATION OF VISIT NOT DATA / / /

**EXTERIOR INFORMATION**

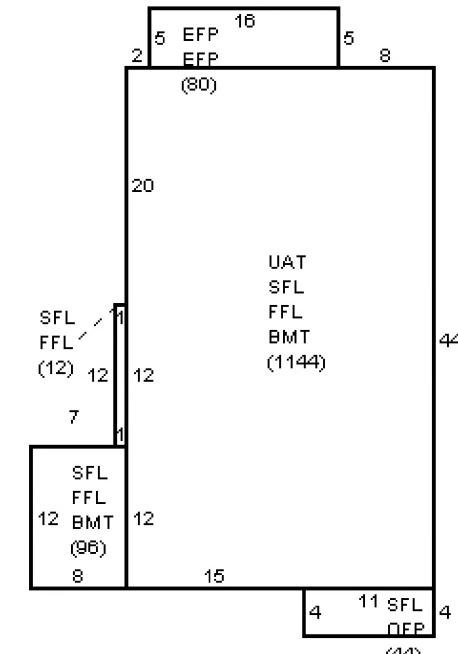
Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BROWN
View / Desir:	

**BATH FEATURES**

Full Bath:	1	Rating: Average
A Bath:	1	Rating: Good
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

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**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 11	BRs: 5	Baths: 1 HB

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**REMODELING**

Exterior:	No Unit	RMS	BRs	FL
Interior:	1	6	3	
Additions:	1	5	2	
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:	2	11	5	

**RES BREAKDOWN**

CALC SUMMARY	COMPARABLE SALES
Basic \$ / SQ: 180.00	Rate Parcel ID Typ Date Sale Price
Size Adj.: 1.06208789	
Const Adj.: 0.98000199	
Adj \$ / SQ: 187.353	
Other Features: 103500	
Grade Factor: 1.00	
NBHD Inf: 1.00000000	
NBHD Mod:	
LUC Factor: 1.00	
Adj Total: 680837	Juris. Factor: 1.00 Before Depr: 187.35
Depreciation: 211060	Special Features: 0 Val/Su Net: 109.82
Deprecated Total: 469778	Final Total: 469800 Val/Su SzAd: 184.38

**SUB AREA**

SUB AREA		SUB AREA DETAIL	
Code	Description	Area - SQ	Rate - AV
SFL	Second Floor	1,296	187.350
FFL	First Floor	1,252	187.350
BMT	Basement	1,240	56.210
UAT	Upper Attic	286	74.940
EFP	Enclos Porch	160	43.360
OPF	Open Porch	44	43.120
Net Sketched Area:		Total:	577,337
Size Ad	2548	Gross Area	5136
		FinArea	2548

**IMAGE**
**AssessPro Patriot Properties, Inc**
**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1927	21.25	T	40	104			5,100			5,100

More: N

Total Yard Items: 5,100 Total Special Features:

Total: 5,100